

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## July 2025

U.S. new-home sales increased 0.6% month-over-month to a seasonally adjusted annual rate of 627,000 units, according to the U.S. Census Bureau. Despite the monthly gain, sales were down 6.6% from the same period last year. The median sales price for new homes fell 4.9% from the previous month to \$401,800 and was 2.9% lower than a year earlier. There were 511,000 new homes available for sale heading into July, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning August 2024 through July 2025, Pending Sales in the Charleston Trident Association of REALTORS® region improved 2.4 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales improved 12.6 percent.

The overall Median Sales Price rose 2.8 percent to \$423,450. The property type with the largest gain was the Single-Family Homes segment, where prices rose 4.6 percent to \$450,552. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 40 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 67 days.

Market-wide, inventory levels increased 16.5 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale improved 17.4 percent. That amounts to 3.4 months of inventory for Single-Family Homes and 3.6 months of inventory for Condos.

## Quick Facts

+ 12.6%	+ 4.6%	+ 2.0%
Price Range with Strongest Sales: \$1,000,001 and Above	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Single-Family Homes
Pending Sales	2	
Closed Sales	3	
Days On Market Until Sale	4	
Median Sales Price	5	
Percent of Original List Price Received	6	
Inventory of Homes for Sale	7	
Months Supply of Inventory	8	

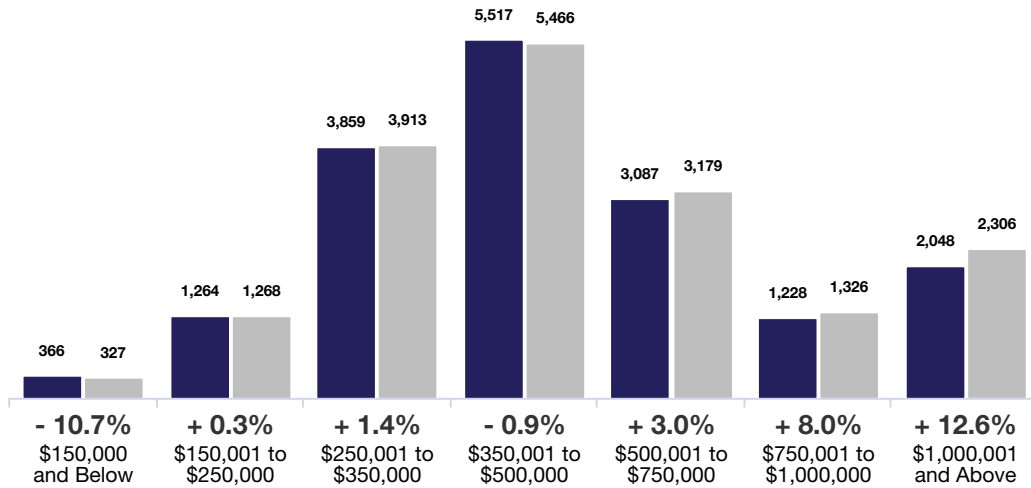


# Pending Sales

A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

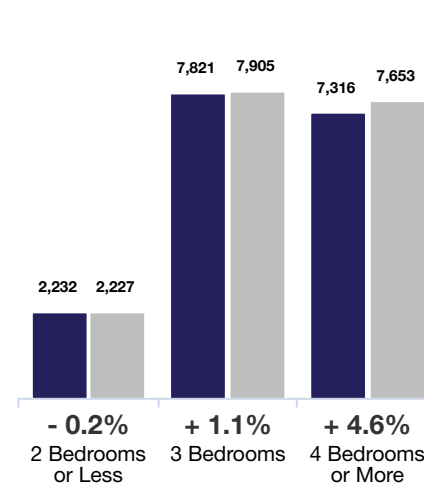
## By Price Range

■ 7-2024 ■ 7-2025



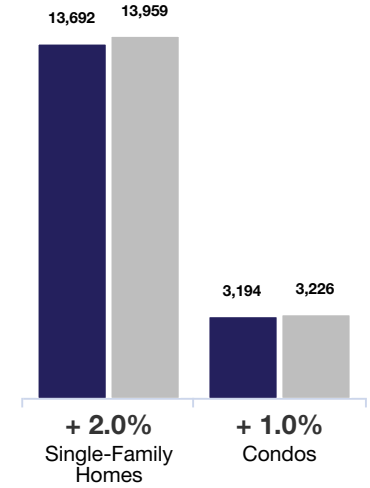
## By Bedroom Count

■ 7-2024 ■ 7-2025



## By Property Type

■ 7-2024 ■ 7-2025

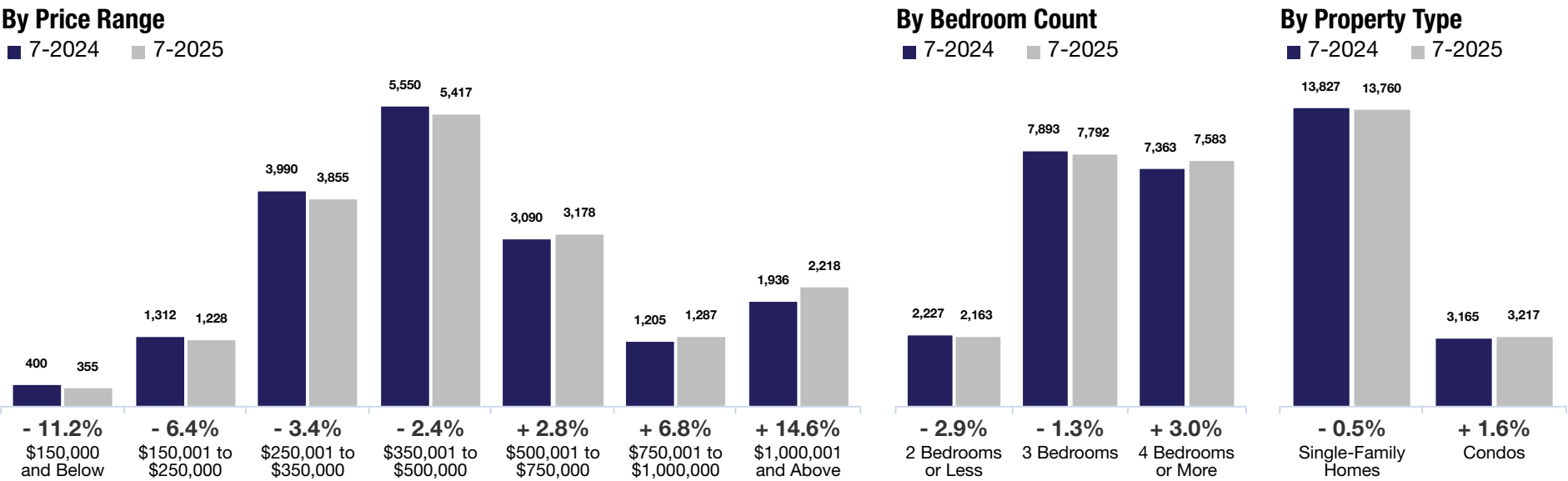


All Properties				Single-Family Homes				Condos			
By Price Range	7-2024	7-2025	Change	7-2024	7-2025	Change		7-2024	7-2025	Change	
\$150,000 and Below	366	327	- 10.7%	216	190	- 12.0%		33	25	- 24.2%	
\$150,001 to \$250,000	1,264	1,268	+ 0.3%	681	662	- 2.8%		425	407	- 4.2%	
\$250,001 to \$350,000	3,859	3,913	+ 1.4%	2,556	2,480	- 3.0%		1,135	1,227	+ 8.1%	
\$350,001 to \$500,000	5,517	5,466	- 0.9%	4,698	4,610	- 1.9%		784	786	+ 0.3%	
\$500,001 to \$750,000	3,087	3,179	+ 3.0%	2,708	2,809	+ 3.7%		376	363	- 3.5%	
\$750,001 to \$1,000,000	1,228	1,326	+ 8.0%	1,062	1,137	+ 7.1%		165	187	+ 13.3%	
\$1,000,001 and Above	2,048	2,306	+ 12.6%	1,771	2,071	+ 16.9%		276	231	- 16.3%	
<b>All Price Ranges</b>	<b>17,369</b>	<b>17,785</b>	<b>+ 2.4%</b>	<b>13,692</b>	<b>13,959</b>	<b>+ 2.0%</b>		<b>3,194</b>	<b>3,226</b>	<b>+ 1.0%</b>	
By Bedroom Count	7-2024	7-2025	Change	7-2024	7-2025	Change		7-2024	7-2025	Change	
2 Bedrooms or Less	2,232	2,227	- 0.2%	779	769	- 1.3%		1,366	1,355	- 0.8%	
3 Bedrooms	7,821	7,905	+ 1.1%	5,988	6,023	+ 0.6%		1,577	1,568	- 0.6%	
4 Bedrooms or More	7,316	7,653	+ 4.6%	6,925	7,167	+ 3.5%		251	303	+ 20.7%	
<b>All Bedroom Counts</b>	<b>17,369</b>	<b>17,785</b>	<b>+ 2.4%</b>	<b>13,692</b>	<b>13,959</b>	<b>+ 2.0%</b>		<b>3,194</b>	<b>3,226</b>	<b>+ 1.0%</b>	

# Closed Sales



A count of the actual sales that closed. Based on a rolling 12-month total.



All Properties				Single-Family Homes				Condos			
By Price Range	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025
\$150,000 and Below	400	355	- 11.2%	228	218	- 4.4%	38	32	- 15.8%		
\$150,001 to \$250,000	1,312	1,228	- 6.4%	722	627	- 13.2%	426	412	- 3.3%		
\$250,001 to \$350,000	3,990	3,855	- 3.4%	2,704	2,415	- 10.7%	1,131	1,233	+ 9.0%		
\$350,001 to \$500,000	5,550	5,417	- 2.4%	4,758	4,568	- 4.0%	760	795	+ 4.6%		
\$500,001 to \$750,000	3,090	3,178	+ 2.8%	2,704	2,811	+ 4.0%	382	363	- 5.0%		
\$750,001 to \$1,000,000	1,205	1,287	+ 6.8%	1,042	1,108	+ 6.3%	162	179	+ 10.5%		
\$1,000,001 and Above	1,936	2,218	+ 14.6%	1,669	2,013	+ 20.6%	266	203	- 23.7%		
All Price Ranges	17,483	17,538	+ 0.3%	13,827	13,760	- 0.5%	3,165	3,217	+ 1.6%		
By Bedroom Count	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025
2 Bedrooms or Less	2,227	2,163	- 2.9%	772	741	- 4.0%	1,366	1,337	- 2.1%		
3 Bedrooms	7,893	7,792	- 1.3%	6,069	5,926	- 2.4%	1,562	1,566	+ 0.3%		
4 Bedrooms or More	7,363	7,583	+ 3.0%	6,986	7,093	+ 1.5%	237	314	+ 32.5%		
All Bedroom Counts	17,483	17,538	+ 0.3%	13,827	13,760	- 0.5%	3,165	3,217	+ 1.6%		

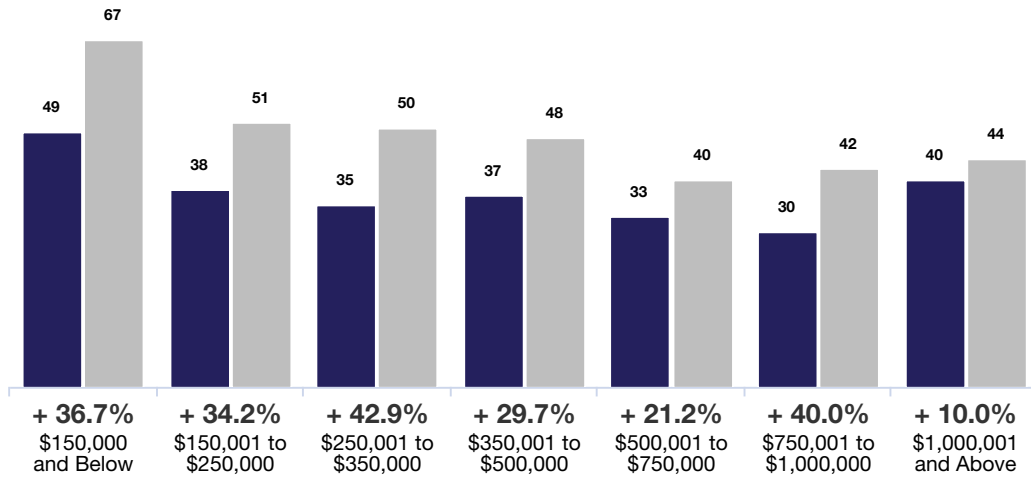
# Days On Market Until Sale

Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

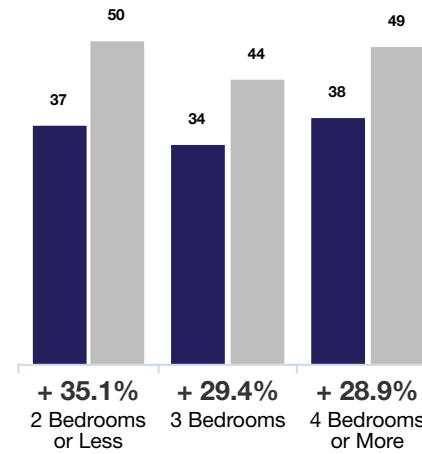
## By Price Range

■ 7-2024 ■ 7-2025



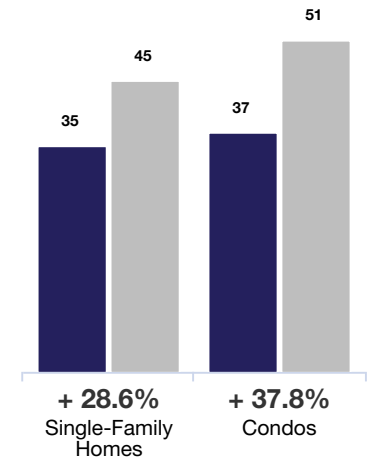
## By Bedroom Count

■ 7-2024 ■ 7-2025



## By Property Type

■ 7-2024 ■ 7-2025



### All Properties

By Price Range	7-2024	7-2025	Change
\$150,000 and Below	49	67	+ 36.7%
\$150,001 to \$250,000	38	51	+ 34.2%
\$250,001 to \$350,000	35	50	+ 42.9%
\$350,001 to \$500,000	37	48	+ 29.7%
\$500,001 to \$750,000	33	40	+ 21.2%
\$750,001 to \$1,000,000	30	42	+ 40.0%
\$1,000,001 and Above	40	44	+ 10.0%
<b>All Price Ranges</b>	<b>36</b>	<b>47</b>	<b>+ 30.6%</b>

### Single-Family Homes

	7-2024	7-2025	Change
2 Bedrooms or Less	50	65	+ 30.0%
3 Bedrooms	40	51	+ 27.5%
4 Bedrooms or More	33	46	+ 39.4%
	37	49	+ 32.4%
	33	38	+ 15.2%
	28	42	+ 50.0%
	39	45	+ 15.4%
<b>All Single-Family Homes</b>	<b>35</b>	<b>45</b>	<b>+ 28.6%</b>

### Condos

	7-2024	7-2025	Change
Single-Family Homes	32	44	+ 37.5%
Condos	30	49	+ 63.3%
	40	59	+ 47.5%
	34	43	+ 26.5%
	32	57	+ 78.1%
	44	47	+ 6.8%
	44	39	- 11.4%
<b>All Condos</b>	<b>37</b>	<b>51</b>	<b>+ 37.8%</b>

### By Bedroom Count

	7-2024	7-2025	Change
2 Bedrooms or Less	37	50	+ 35.1%
3 Bedrooms	34	44	+ 29.4%
4 Bedrooms or More	38	49	+ 28.9%
<b>All Bedroom Counts</b>	<b>36</b>	<b>47</b>	<b>+ 30.6%</b>

### Single-Family Homes

	7-2024	7-2025	Change
2 Bedrooms or Less	38	44	+ 15.8%
3 Bedrooms	32	41	+ 28.1%
4 Bedrooms or More	38	48	+ 26.3%
<b>All Single-Family Homes</b>	<b>35</b>	<b>45</b>	<b>+ 28.6%</b>

### Condos

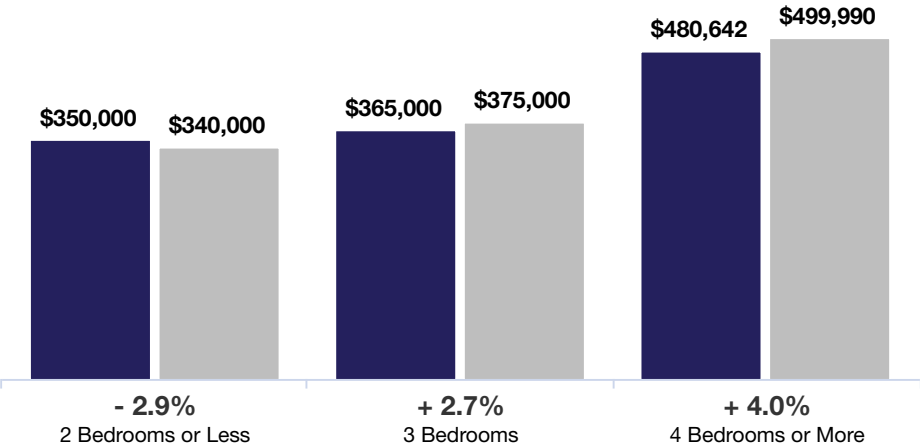
	7-2024	7-2025	Change
Single-Family Homes	33	51	+ 54.5%
Condos	39	52	+ 33.3%
	43	52	+ 20.9%
<b>All Condos</b>	<b>37</b>	<b>51</b>	<b>+ 37.8%</b>

# Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.

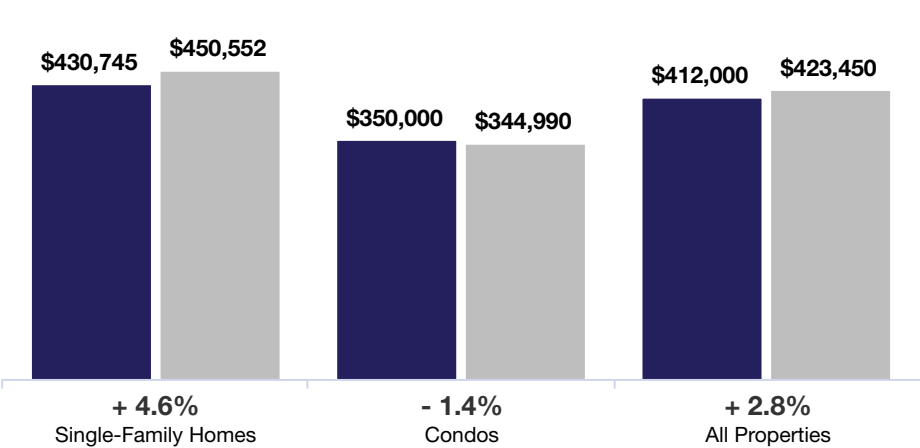
### By Bedroom Count

7-2024 7-2025



### By Property Type

7-2024 7-2025



### All Properties

#### By Bedroom Count

	7-2024	7-2025	Change
2 Bedrooms or Less	\$350,000	\$340,000	- 2.9%
3 Bedrooms	\$365,000	\$375,000	+ 2.7%
4 Bedrooms or More	\$480,642	\$499,990	+ 4.0%
All Bedroom Counts	\$412,000	\$423,450	+ 2.8%

### Single-Family Homes

7-2024	7-2025	Change
\$400,000	\$410,000	+ 2.5%
\$375,000	\$390,000	+ 4.0%
\$490,282	\$519,999	+ 6.1%
\$430,745	\$450,552	+ 4.6%

### Condos

7-2024	7-2025	Change
\$345,000	\$335,000	- 2.9%
\$338,394	\$343,995	+ 1.7%
\$410,870	\$370,000	- 9.9%
\$350,000	\$344,990	- 1.4%

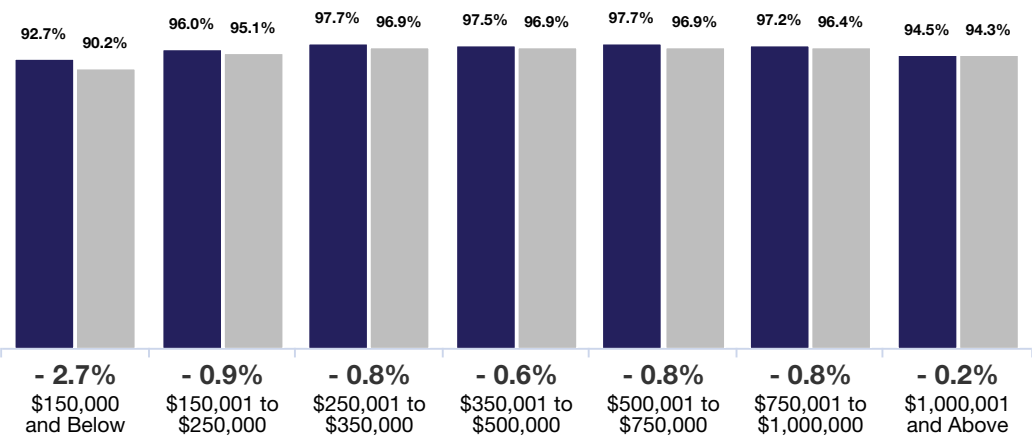
# Percent of Original List Price Received



Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.  
Based on a rolling 12-month average.

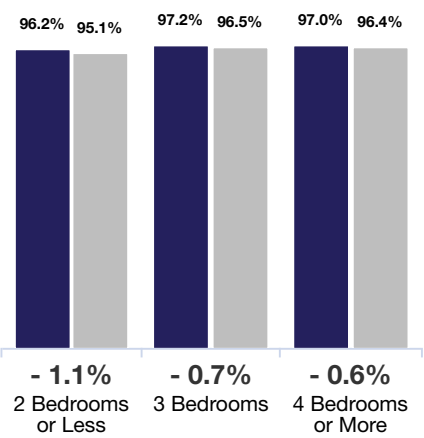
## By Price Range

7-2024 7-2025



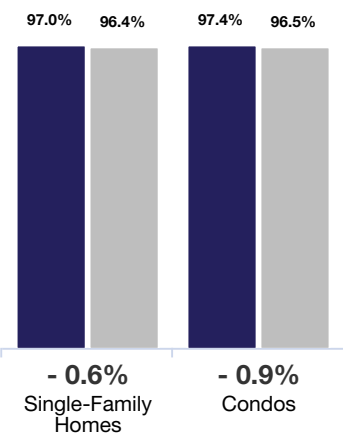
## By Bedroom Count

7-2024 7-2025



## By Property Type

7-2024 7-2025



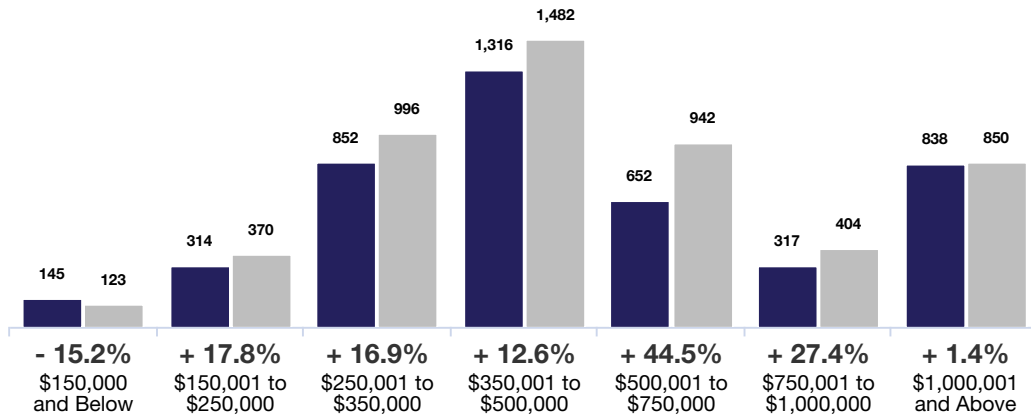
All Properties				Single-Family Homes			Condos		
By Price Range	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
\$150,000 and Below	92.7%	90.2%	- 2.7%	93.7%	91.2%	- 2.7%	96.2%	92.6%	- 3.7%
\$150,001 to \$250,000	96.0%	95.1%	- 0.9%	96.0%	94.8%	- 1.2%	96.9%	96.1%	- 0.8%
\$250,001 to \$350,000	97.7%	96.9%	- 0.8%	97.6%	96.9%	- 0.7%	97.9%	97.1%	- 0.8%
\$350,001 to \$500,000	97.5%	96.9%	- 0.6%	97.5%	97.0%	- 0.5%	97.8%	96.8%	- 1.0%
\$500,001 to \$750,000	97.7%	96.9%	- 0.8%	97.7%	96.9%	- 0.8%	97.1%	96.5%	- 0.6%
\$750,001 to \$1,000,000	97.2%	96.4%	- 0.8%	97.2%	96.5%	- 0.7%	97.0%	95.7%	- 1.3%
\$1,000,001 and Above	94.5%	94.3%	- 0.2%	94.3%	94.3%	0.0%	95.9%	93.9%	- 2.1%
All Price Ranges	97.0%	96.3%	- 0.7%	97.0%	96.4%	- 0.6%	97.4%	96.5%	- 0.9%
By Bedroom Count	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
2 Bedrooms or Less	96.2%	95.1%	- 1.1%	96.0%	95.3%	- 0.7%	96.8%	95.5%	- 1.3%
3 Bedrooms	97.2%	96.5%	- 0.7%	97.2%	96.4%	- 0.8%	97.9%	97.2%	- 0.7%
4 Bedrooms or More	97.0%	96.4%	- 0.6%	97.0%	96.4%	- 0.6%	97.6%	97.4%	- 0.2%
All Bedroom Counts	97.0%	96.3%	- 0.7%	97.0%	96.4%	- 0.6%	97.4%	96.5%	- 0.9%

# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

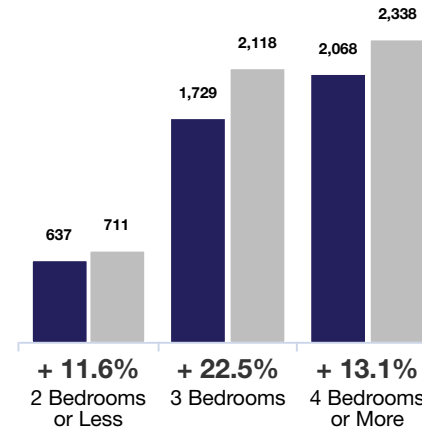
## By Price Range

■ 7-2024 ■ 7-2025



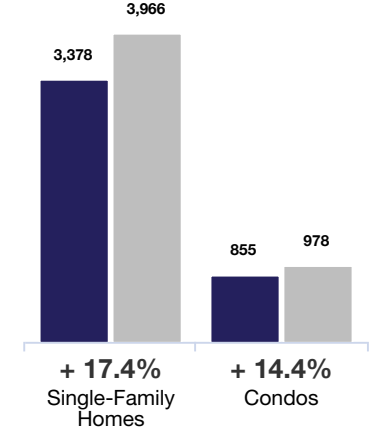
## By Bedroom Count

■ 7-2024 ■ 7-2025



## By Property Type

■ 7-2024 ■ 7-2025



### All Properties

By Price Range	7-2024	7-2025	Change
\$150,000 and Below	145	123	- 15.2%
\$150,001 to \$250,000	314	370	+ 17.8%
\$250,001 to \$350,000	852	996	+ 16.9%
\$350,001 to \$500,000	1,316	1,482	+ 12.6%
\$500,001 to \$750,000	652	942	+ 44.5%
\$750,001 to \$1,000,000	317	404	+ 27.4%
\$1,000,001 and Above	838	850	+ 1.4%
<b>All Price Ranges</b>	<b>4,434</b>	<b>5,167</b>	<b>+ 16.5%</b>

### Single-Family Homes

7-2024	7-2025	Change
86	63	- 26.7%
142	162	+ 14.1%
520	577	+ 11.0%
1,124	1,238	+ 10.1%
541	806	+ 49.0%
256	364	+ 42.2%
709	756	+ 6.6%
<b>3,378</b>	<b>3,966</b>	<b>+ 17.4%</b>

### Condos

7-2024	7-2025	Change
9	18	+ 100.0%
114	140	+ 22.8%
277	344	+ 24.2%
160	213	+ 33.1%
108	132	+ 22.2%
61	39	- 36.1%
126	92	- 27.0%
<b>855</b>	<b>978</b>	<b>+ 14.4%</b>

By Bedroom Count	7-2024	7-2025	Change
2 Bedrooms or Less	637	711	+ 11.6%
3 Bedrooms	1,729	2,118	+ 22.5%
4 Bedrooms or More	2,068	2,338	+ 13.1%
<b>All Bedroom Counts</b>	<b>4,434</b>	<b>5,167</b>	<b>+ 16.5%</b>

7-2024	7-2025	Change
191	200	+ 4.7%
1,253	1,581	+ 26.2%
1,934	2,185	+ 13.0%
<b>3,378</b>	<b>3,966</b>	<b>+ 17.4%</b>

7-2024	7-2025	Change
394	453	+ 15.0%
383	436	+ 13.8%
78	89	+ 14.1%
<b>855</b>	<b>978</b>	<b>+ 14.4%</b>

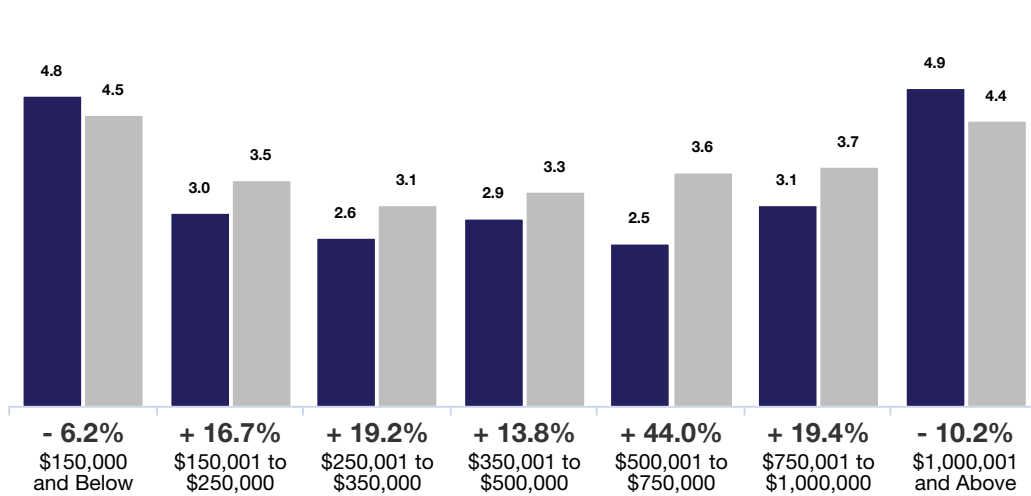
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

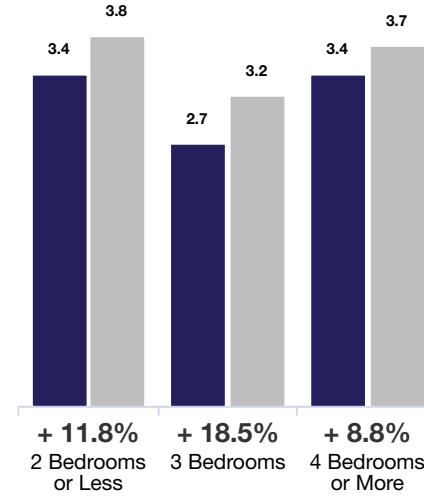
## By Price Range

■ 7-2024 ■ 7-2025



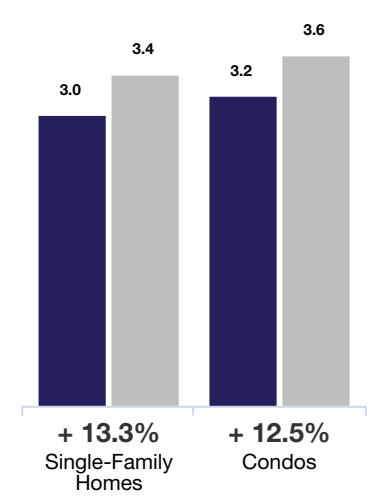
## By Bedroom Count

■ 7-2024 ■ 7-2025



## By Property Type

■ 7-2024 ■ 7-2025



### All Properties

By Price Range	7-2024	7-2025	Change
\$150,000 and Below	4.8	4.5	- 6.2%
\$150,001 to \$250,000	3.0	3.5	+ 16.7%
\$250,001 to \$350,000	2.6	3.1	+ 19.2%
\$350,001 to \$500,000	2.9	3.3	+ 13.8%
\$500,001 to \$750,000	2.5	3.6	+ 44.0%
\$750,001 to \$1,000,000	3.1	3.7	+ 19.4%
\$1,000,001 and Above	4.9	4.4	- 10.2%
<b>All Price Ranges</b>	<b>3.1</b>	<b>3.5</b>	<b>+ 12.9%</b>

### Single-Family Homes

7-2024	7-2025	Change
4.8	4.0	- 16.7%
2.5	2.9	+ 16.0%
2.4	2.8	+ 16.7%
2.9	3.2	+ 10.3%
2.4	3.4	+ 41.7%
2.9	3.8	+ 31.0%
4.8	4.4	- 8.3%
<b>3.0</b>	<b>3.4</b>	<b>+ 13.3%</b>

### Condos

7-2024	7-2025	Change
3.0	7.2	+ 140.0%
3.2	4.1	+ 28.1%
2.9	3.4	+ 17.2%
2.4	3.3	+ 37.5%
3.4	4.4	+ 29.4%
4.4	2.5	- 43.2%
5.5	4.8	- 12.7%
<b>3.2</b>	<b>3.6</b>	<b>+ 12.5%</b>

### By Bedroom Count

7-2024	7-2025	Change
3.4	3.8	+ 11.8%
2.7	3.2	+ 18.5%
3.4	3.7	+ 8.8%
<b>3.1</b>	<b>3.5</b>	<b>+ 12.9%</b>

### Single-Family Homes

7-2024	7-2025	Change
2.9	3.1	+ 6.9%
2.5	3.1	+ 24.0%
3.4	3.7	+ 8.8%
<b>3.0</b>	<b>3.4</b>	<b>+ 13.3%</b>

### Condos

7-2024	7-2025	Change
3.5	4.0	+ 14.3%
2.9	3.3	+ 13.8%
3.7	3.5	- 5.4%
<b>3.2</b>	<b>3.6</b>	<b>+ 12.5%</b>